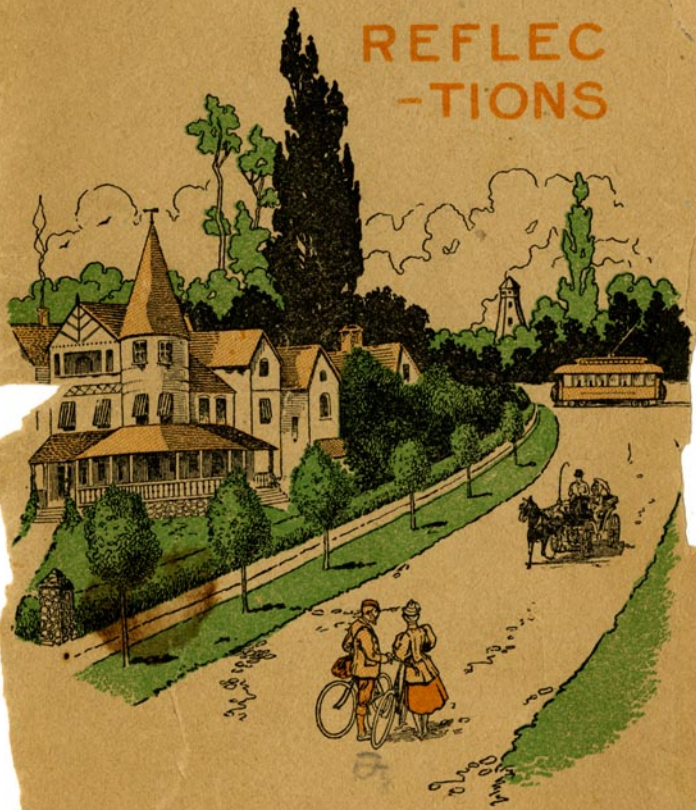
SVBVRBAN REFLEC-TIONS



Suburban Reflections

A REVIEW of the Attractive Suburban Property belonging to the estate of the late Major LEWIS GINTER

PRESENTED BY
DOUGLAS E. TAYLOR,
REAL ESTATE AGENT,
1115 E. MAIN STREET,
RICHMOND, VA.

PRESS OF
I. N. JONES & SON,
RICHMOND, VA.

Brook Turnpike
Looking toward Richmond

IN ALL VIRGINIA, with her unlimited resources and natural picturesqueness, there could not be found a more beautiful section than that embraced in the northwestern suburbs of the city of Richmond, or more particularly in the section adjacent to Brook Turnpike and the Hermitage Road. To the man who appreciates the sanctity of that sweet word "home" this neighborhood presents irresistible fascinations and unceasing allurements. It is here, almost within the shadow of the town walls, that Nature reasserts herself and showers a thousand blessings on those who worship at her shrine. It is here that she breathes the breath of the honeysuckle and clover; here that her feathered songsters fill the air with their choral music. It is here, among gently sloping hillocks and meadows of emerald, that the wearied eye rests on a sea of undulating green; here that the whisperings of tremulous maples and the sighings of myriad pine needles beguile the mind from worldly thoughts. It is

"Westbrook"
Residence the late Major Lewis Ginter

here that the cheeks of little children take on the healthy pink of dawn; here that the wearied brain of the business man and the tired mind of the busy mother find rest and comfort. In short, it is here that folk who love their hearthsides long to plant their homes—here that their domestic impulses assert themselves and beckon them to cast their lots.

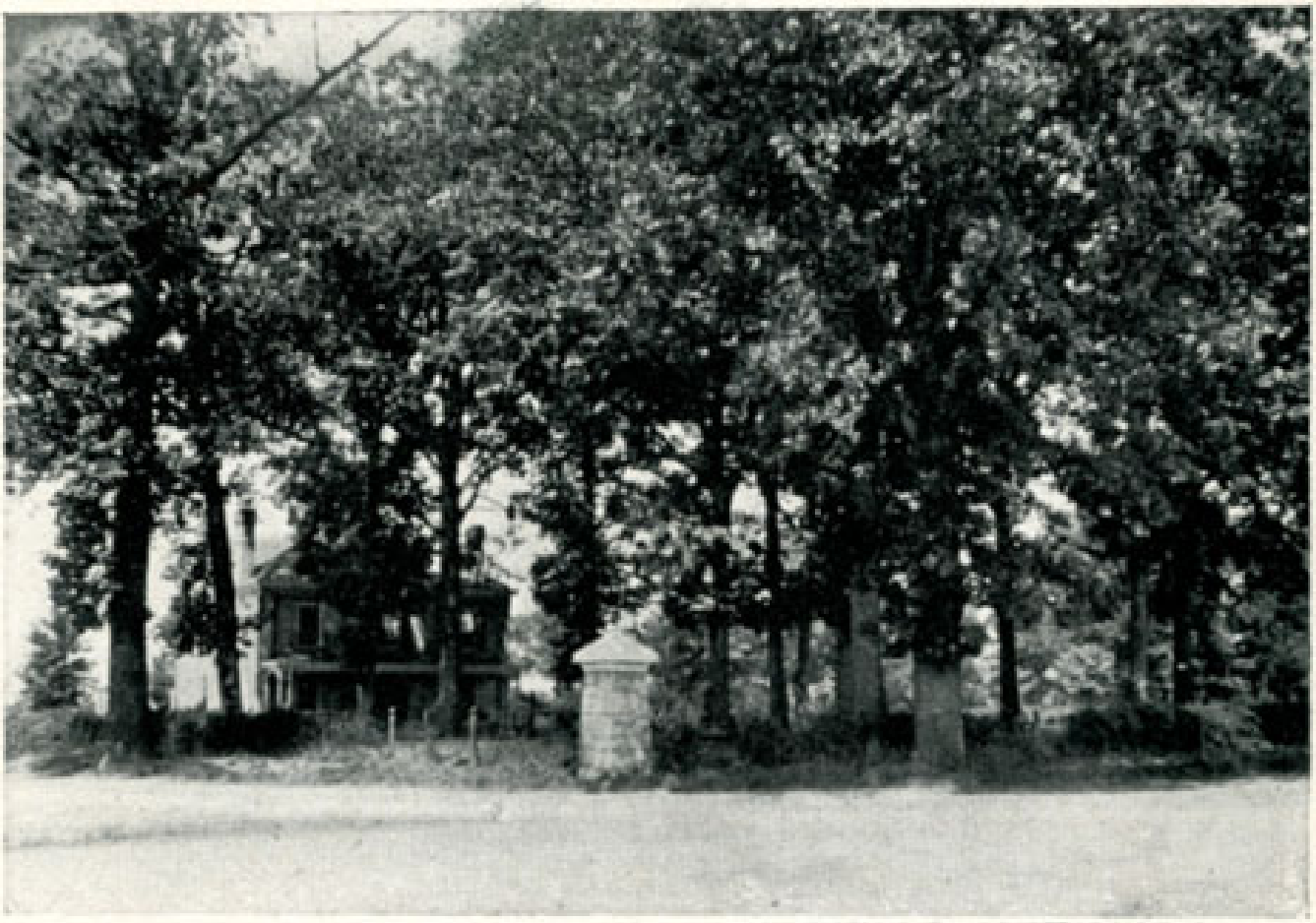
And yet Nature should not be given credit for it all. If this section be beautiful—as it surely is—the honor belongs not alone to that wondrous dame, for in every hedge, in every roadway, in every cottage and every fence one recognizes the adorning touch of Man. Nature can do much, but not all. Where homes are to be established and the comforts of life to be enjoyed man must add his cunning hand.

EXTENT OF THE IMPROVEMENTS

COMMENCING at a point scarcely more than half a mile from the northwestern limits of the city and extending at least four miles into the country, hundreds of workmen were put to work upon the roads hedges, fields, meadows and woodlands. Highways, which but a few years before had been rough and deeply-rutted country roads, assumed a new form and abandoned their dust and mud. Macadamized thoroughfares, which now wind like ribbons of silver through verdant meadows and velvety lawns, took the places of the old roads. Today the pedestrian, the bicyclist and those who travel on horseback or by vehicle rejoice in the change. Historic Brook Turnpike and the sleepy old Hermitage Road have been metamorphosed and embellished until the people of former years can scarcely recognize them.

Entrance to Sherwood Park
From Brook Turnpike

Residence Mr. T. J. Walker
Sherwood Park



WITH EVERY step made to embellish the country another was taken to make it accessible and convenient. No good business man would suppose that any one would care for suburban life even in this attractive section without those nineteenth century accessories known as "modern conveniences." Even people who love the green fields and vine-clad, leafy retreats can not be happy if they must deny themselves most of the comforts which city folk enjoy. And so, accompanying the fine roads, shady walks, hedges and elegant houses, came the street cars and water works, the drainage and sewerage systems and other necessaries which make the section so desirable as a site for suburban homes.

ONCE these extensive improvements were inaugurated, others followed in rapid succession, until today this region is thickly populated. What is better still, its residents are representative of Virginia's best citizens. Houses, handsome as those of the city, yet constructed with an eye to their picturesqueness, have gone up everywhere. A splendid educational institution has been established on the Brook Road not far from Richmond, costly club houses have been erected and at Lakeside Park there is a splendid fishing pond, zoological gardens and extensive golf links.

Under no circumstances will the land be sold to unappreciative buyers. A condition precedent to its sale will be a contract wherein the purchaser agrees to observe certain limitations tending to preserve the harmony of the present plan.

Residence Mr. Edmund Strudwick

Residence Rev. James P. Smith, D. D.
Chamberlayne Avenue

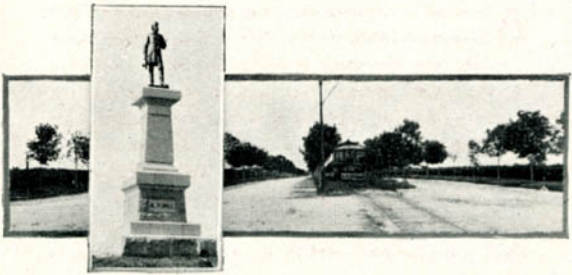
A RETROSPECT.

AS stated in the foregoing paragraphs, the suburbs which have been particularly beautified are those that abut Brook Turnpike and Hermitage Road, or lie on the handsome avenues which connect these well known thoroughfares. The improvements inaugurated in this neighborhood begin about half a mile or more from the city and extend westward over four miles, so that the residents of this section are free from the more disagreeable features of urban life. Even before the great changes of recent years were wrought, Brook Turnpike was noted for its attractiveness and for its historical associations.

It was a happy thought which suggested the erection of the A. P. Hill monument not far from the old Confederate

batteries in front of Laburnum. This splendid memorial to the valiant leader of the Third Corps of the Army of Northern Virginia now stands at the intersection of Laburnum Avenue and the Hermitage Road. The bronze statue is of heroic size and rests on a superb pedestal, upon which is chiseled a brief record of the splendid soldier's life.

A beautiful reminder of bygone days associated with the ancient pike is "Brook Hill," the grand old residence of the late Daniel K. and John Stewart, which is located on Brook Turnpike a little over three miles from Richmond and within a short distance of Westbrook. The house, which overlooks extensive grounds and well kept lawns, peeps out on the thoroughfare through a grove of cedars. It represents the old time style of architecture, and though now almost within a stone's throw of many handsome modern residences, still holds its own for beauty and comfort.



Laburnum Avenue looking East
A. P. Hill Monument

Hermitage Road
Looking toward Bloomingdale Stock Farm

CONSIDERABLY more modern but none the less attractive is Laburnum, the palatial residence of Mr. Joseph Bryan, which is about a mile and a half from the city and faces Brook Turnpike.

It was a fine testimonial to the healthfulness and attractiveness of this section that Dr. Hunter McGuire, the famous surgeon and physician, should have selected a summer home on a portion of the property adjoining what is now known as Sherwood Park. Dr. McGuire's house is on Brook Turnpike just this side of Laburnum and as seen through a leafy labyrinth presents a most attractive picture

AS WE SEE THE COUNTRY NOW.

But it is with the new suburbs of Richmond that we of the present have to deal—the suburbs which have recently undergone the ornamenting touch of man. The country

traversed by the Hermitage Road and Brook Turnpike was beautiful twenty years ago—aye, even before the war—but what will the visitor say when he beholds it to-day?

In the last ten years it has been developed almost beyond recognition. The expenditures incident to the first improvements alone exceeded a million dollars, while the subsequent investments of private individuals and others would approximate a quarter of a million more; and all of this within a radius of less than four square miles.

Take for instance the improvements in the way of water supply: There have been bored on this property, including Sherwood Park and excluding Westbrook, three artesian wells which probably cost $50,000. The water in this neighborhood is now chiefly supplied from two tanks, having a combined capacity of 60,000 gallons. These tanks are filled regularly every morning and evening, making an

Water Works
Sherwood Park

Westwood Avenue
Looking West

average supply in the tanks of from 40,000 to 50,000 gallons. The pumping plant has a capacity of from 6,000 to 7,500 gallons per hour, and in case of a fire these pumps could be turned on to the mains, delivering the water at a pressure of from 62½ to 75 pounds, which is equivalent to an elevation of from 125 to 150 feet. The mains through which the water is delivered are 4 inches in diameter. There are several fire plugs with 2-inch nozzles in convenient localities. The engineer has a cottage adjoining the engine house, and in case of a disaster could be notified and the pumps started up immediately, with the above stated capacities. The well from which this supply is gotten is, as far as known, inexhaustible, the supply remaining the same winter and summer, and never having been reduced by the continuous pumping to which it has been subjected.

THE natural drainage of all this section is excellent, as the surrounding country is by no means a dead level but undulates in a most picturesque way. Moreover large sums have been expended in order to perfect the sewerage system, which is now most excellent. Nowhere is one confronted with stagnant pools or malaria-breeding ponds. The health records of these suburbs speak volumes for their attractiveness and desirability as a site for homes.

The whole neighborhood is supplied with electric lights which are furnished on most reasonable terms by the Richmond Passenger and Power Company.

"Laburnum"
Residence Mr. Joseph Bryan

"Rosedale"
Residence of Mr. Anton H. Thiermann

TO explain how these suburbs are reached would be to repeat an oft-told story. Many visit them daily in spring, summer and autumn, nor does the number diminish much in winter, especially when the skating season is on. There is hardly a foot of this property which is not within 200 yards of the electric car line, while by far the greater part of it abuts the roads traversed by the tracks. The cars run winter and summer and are always filled with visitors from the city. Indeed the suburbs are fully abreast of

Richmond in this respect, with the additional advantage, too, of faf less danger to children, for all the houses are back a considerable distance from the road.

The Reservoir boulevard a few years ago was extended northward until it intersected the Hermitage Road, so that now there are practically three great thoroughfares leading to these suburbs. That these roads are the favorite drives of the Richmond public is a well-known fact to those who have vehicles, horses or bicycles.

UNION THEOLOGICAL SEMINARY.

It is a tribute to the wisdom of the trustees of the Union Theological Seminary that they selected a beautiful tract of land on Brook Turnpike, nearly opposite Sherwood Park

Main Building
Union Theological Seminary

Seminary Residences on
Westwood Avenue

and hardly a mile from Richmond, as a new home for their splendid institution. The healthfulness and accessibility of the locality were the prime causes which influenced their decision. When the important matter of healthfulness was investigated, Dr. McGuire, in response to inquiries, said: "I have lived right across the road from the proposed site for nine summers. Of course I would not keep my family there if I did not believe it was healthy. I selected the place because of its healthfulness." Dr. Paulus A. Irving, Secretary of the Virginia Board of Health, and other physicians of like prominence, gave equally strong testimonials along this line.

And so the Union Theological Seminary came to grace the neighborhood with its refined influences, delightful personnel of professors and students and beautiful grounds and buildings.

DEEP RUN HUNT CLUB.

THE establishment of the headquarters of the Deep Run Hunt Club on Laburnum Avenue near the Hermitage Road has done no little to make this neighborhood popular with lovers of fine horseflesh and the chase. The home of the organization is a handsomely furnished cottage, which has been recently renovated and furnished at a cost of $4,000. Hither all the huntsmen go when they wish a fine ride over the fields and plenty of jovial company.

The club has just completed a splendid race course one mile in length, and fitted up their grounds with a grandstand which will accommodate several thousand persons. On other

Deep Run Hunt Club
Laburnum Avenue

parts of its land there are several hurdles for the more daring riders who wish to practise their steeds in taking fences. A pack of thirty hounds is kept on hand for the chase and in these hunts the cream of Richmond society participates.

Entrance
Lakeside Park

LAKESIDE PARK.

The Richmond public, old and young, have derived continual pleasure from the establishment of Lakeside Park and the improvements in its immediate vicinity. These pleasure grounds are about four miles from the city and afford amusement in almost every form both in the winter and summer. The place is a favorite resort for wheelmen, who have a beautiful club house near the water, while

thousands of people visit the spot on the electric cars, which put one at the very gates of the park. The drive on Brook Turnpike is perhaps the most beautiful in Virginia and handsome vehicles are constantly seen on the road leading to this favorite resort.

To enumerate all the things to be found at Lakeside Park would require more space than the scope of this pamphlet permits.

The grounds of the park are exquisitely laid off and the terraces connected by picturesque stone stairways or concrete pavements. Restaurants, summer houses, etc., are at hand and persons enjoying a day's outing there can find all the conveniences.

The pond furnishes boating and fishing and the extensive golf links daily attract the best class of enthusiastic amateur athletes and lovers of outdoor exercise. There is a Zoo for the amusement of the children.

Corner Melrose Avenue and Brook Turnpike

Residence in Sherwood Park

THE SHERWOOD PARK PROPERTY.

TO the person who wishes to select a charming site for a surburban home, Sherwood Park, just one mile from the city and on the Brook Road, will perhaps prove more alluring than any of the other places mentioned.

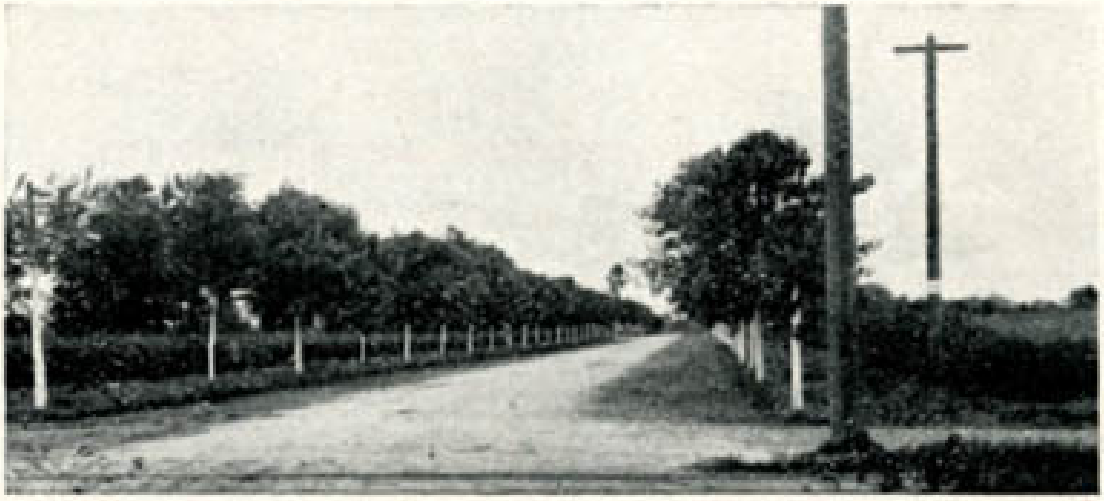
This beautiful tract, which is within a short distance of the Laburnum estate and nearly opposite the Seminary, is laid off with the most exquisite skill. A private road leads into the grounds, thus affording a driveway independent of the pike, while the lots designed for residences are divided by circular walks, gorgeous flower beds and gracefully winding roadways.

Residences
Chamberlayne and Cottage Avenues Property

THIS community, when ultimately established, will be one of the prettiest in the State. It is so constructed that nothing will mar its picturesqueness. A glance at the accompanying map will show the designs of the artist who laid off Sherwood Park.

We refer specifically to this tract of land because it is peculiarly desirable as a place for a home. Indeed, Mr. T. J. Walker, of the American Tobacco Company, has already

Westwood Avenue
Looking East



made his home there and has a handsome residence well calculated to stimulate others to follow his example.

This neighborhood—as indeed all the section up to the intersection of Laburnum Avenue and Brook Road—can be reached by the payment of only one car fare, 5 cents.

The residents in this locality have all the advantages, both social and domestic, of city folk, to say nothing of the delights of suburban life.

"Westbrook," the late residence of Major Ginter, is unquestionably the handsomest of all the modern residences in this section. It is located on Brook Turnpike and Westbrook Avenue, three miles from Richmond, and the grounds, meadows, etc., attached to the mansion extend all the way across from the Pike to the Hermitage Road. The beholder is particularly impressed with the taste, neatness and beauty displayed in the management of this estate and its extensive appurtenances.

For building sites, the lots on Chamberlayne, Cottage and Seminary avenues, which parallel the Pike, are most desirable. Many handsome residences have already been erected here, and the same march of progress is visible on the cross avenues known as Westwood, Melrose, Walton and Laburnum. The people in all this section, which has partaken of the vast improvements mentioned before, have splendid street car facilities, macadamized roads and all the other luxuries needful for home comfort.

Not the least attractive features associated with these suburbs are the handsome residences of Messrs. A. Bierne Blair, J. Clements Shafer, Anton H. Thiermann, Edmund Strudwick and Mrs. Lyons. All of these are ideal homes, supplied and equipped with every luxury and designed to add to the beauty of this section.

Residence
Mr. J. Clements Shafer, Jr.

TERMS OF SALE.

The prices for the property described will vary from $10 to $15 per front foot, as shown by the accompanying maps—at least, the sales will be begun at those figures—and only small cash payments will be required to enable one to become a resident of these beautiful suburbs. A word to the wise is sufficient.

In order to show the present residents and intending purchasers that the symmetrical plan is being rigidly adhered to, persons acquiring this property must agree by deed that they will within 12 months after the date of sale erect and build. Houses must be located at least 50 feet from the lines of the avenues; outbuildings 150 feet from the avenues or streets. No structure shall be used for the sale or manufacture of ardent spirits, or for any business purpose whatsoever. Members of the Caucasian race shall have the exclusive privilege of buying.

The above terms and prices are subject to change.

SOME
FACTS AND FIGURES

Why should you select a site for a home in some part of the section mentioned in the foregoing paragraphs?

Because—

(1) It is the most beautiful suburban section.

(2) It combines the delights of rural life with all the conveniences of a progressive city.

(3) It is healthful.

(4) The taxes only aggregate 90 cents—40 cents for the State and 50 cents for the county; in Richmond they aggregate $1.80.

(5) The property is constantly enhancing in value.

(6) It will be impossible for commonplace residences or business enterprises to find lodgment there.

(7) Conditions are such that one will have only the best of neighbors.

(8) No suburban property is offered at more reasonable prices. Comparisons are invited. You get the best at the lowest figure.

All necessary information as to details concerning this property can be procured from Mr. Douglas E. Taylor, 1115 East Main street, the real-estate agent who has in hand the sale of the property. He will be pleased to take visitors out to see any part of it and will otherwise assist them in reaching a decision as to contemplated purchases.